

**CITY OF CHICAGO ZONING BOARD OF APPEALS**  
**FRIDAY- October 18, 2019**  
**121 N. LaSalle Street- City Council Chambers- 2nd Flr.**

Approval of the minutes from the September 20, 2019 regular meeting of the Board.

Approval of the agenda for the October 18, 2019 regular meeting of the Board.

9:00 A.M.

- Approved

**505-19-Z** **ZONING DISTRICT: RT-4** **WARD: 27**  
**APPLICANT:** Chicago Elite Developers, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1107-09 W. Chestnut Street  
**SUBJECT:** Application for a variation to relocate the required 312 square feet of rear yard open space to the roof of a proposed detached garage that will serve a proposed three-story, four dwelling unit building.

- Approved

**506-19-Z** **ZONING DISTRICT: RT-4** **WARD: 27**  
**APPLICANT:** Chicago Elite Developers  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1111-13 W. Chestnut Street  
**SUBJECT:** Application for a variation to reduce the rear yard setback from the required 30' to 21.4' for a proposed detached four car garage with roof deck which will serve a proposed three-story, four dwelling unit building.

- Approved

**507-19-Z**                   **ZONING DISTRICT: RT-4**                   **WARD: 27**  
**APPLICANT:** Chicago Elite Developers  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1111-13 W. Chestnut Street  
**SUBJECT:** Application for a variation to relocate the required 312 square feet of rear yard open space to the roof of a proposed detached four car garage which will serve a proposed three-story, four dwelling unit building.

- Approved

**508-19-Z** **ZONING DISTRICT: RM-5** **WARD: 27**  
**APPLICANT:** Timothy M. Barrett  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1625 N. Mohawk Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 19.6' to 0.29', north setback from 2' to 1.79', (south to be 3.73'), combined side setback shall be 5.52' for a rear two-story addition with an attached two car garage with roof deck that shall be accessed from the new second story.

- Approved

**509-19-Z** **ZONING DISTRICT: RM-5** **WARD: 43**  
**APPLICANT:** Timothy Barrett  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1625 N. Mohawk Street  
**SUBJECT:** Application for a variation to relocate the required 88.2 square feet of rear yard open space to a proposed attached garage with roof deck which will serve the new single family residence being deconverted from a two dwelling unit building.

- Approved

**510-19-Z** **ZONING DISTRICT: RS-2** **WARD: 10**  
**APPLICANT:** Favian Calleros  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 13119 S. Avenue N  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 34.72' to 6.81' for a proposed second story addition and a front two-story addition to the existing one-story, single family residence.

- Approved

**511-19-Z** **ZONING DISTRICT: RM-5** **WARD: 46**  
**APPLICANT:** Skymaster, LLC  
**OWNER:** 3627 N LSD, LLC  
**PREMISES AFFECTED:** 3726-28 N. Lakeshore Drive  
**SUBJECT:** Application for a variation to reduce the north side setback from the required 5' to zero for a proposed four-story, thirty-six dwelling unit building with thirty-six parking spaces at ground level.

- Approved

**512-19-Z** **ZONING DISTRICT: RM-5** **WARD: 46**  
**APPLICANT:** Skymaster, LLC  
**OWNER:** 3627 N LSD, LLC  
**PREMISES AFFECTED:** 3726-28 N. Lakeshore Drive  
**SUBJECT:** Application for a variation to eliminate the one required loading berth for a proposed four-story, thirty-six dwelling unit building with thirty-six parking spaces at ground level.

- Approved

**513-19-Z**  
**APPLICANT:**

**ZONING DISTRICT: RM-5**

**WARD: 46**

**PREMISES AFFECTED:**  
**SUBJECT:**

**OWNER:**  
Skymaster, LLC  
3627 N LSD, LLC

3726-28 N. Lakeshore Drive

Application for a variation to reduce the rear yard open space from the required 1,296 square feet to zero for a proposed four-story, thirty-six dwelling unit building with thirty-six parking spaces at ground level.

- **Approved**

**514-19-Z**  
**APPLICANT:**

**ZONING DISTRICT: RM-5**

**WARD: 28**

**OWNER:**

Fox Team, LLC, Fox 3846, LLC

**PREMISES AFFECTED:**  
**SUBJECT:**

Same as applicant

3846 W. Adams Street

Application for a variation to reduce the rear setback from the required 36.43' to zero, east setback from 2.26' to zero ( west to be zero), combined side setback from 5.67' to zero for a proposed rear fence with rolling gate at 10.75' in height to serve the existing two-story residential building.

- **Approved with conditions**

**515-19-S**  
**APPLICANT:**

**ZONING DISTRICT: M3-2**

**WARD: 41**

**OWNER:**

Groot Industries, Inc.

Groot Industries, Inc. / Illinois State Toll Highway Authority

**PREMISES AFFECTED:**  
**SUBJECT:**

6747 Elmhurst Road

Application for a special use to establish a 38,788 square feet new transfer station building including office/ mechanical space and a 128 square foot new scale house.

- **Approved**

**516-19-S**  
**APPLICANT:**

**ZONING DISTRICT: M3-2**

**WARD: 41**

**OWNER:**

Groot Industries, Inc.

Groot Industries Inc. / Illinois State Toll Highway Authority

**PREMISES AFFECTED:**  
**SUBJECT:**

6747 Elmhurst Road

Application for a special use to establish a modified transfer station building.

- **Approved**

**517-19-Z** **ZONING DISTRICT: M3-2** **WARD: 41**  
**APPLICANT:** Groot Industries, Inc.  
**OWNER:** Groot Industries, Inc. / Illinois State Toll Highway Authority  
**PREMISES AFFECTED:** 6747 Elmhurst Road  
**SUBJECT:** Application for a variation to permit ornamental fencing to be installed at the property line instead of 5' back, install evergreen trees 6' in height instead of the required 2.5' in caliper trees within the landscape setback, reduce the interior landscape from 21,115 square feet to 17, 595 square feet, reduce the number of interior trees from 201 to 17. Applicant is providing alternative treatments with landscape setbacks.

- Approved

**518-19-S** **ZONING DISTRICT: B3-2** **WARD: 47**  
**APPLICANT:** Derrig Montrose, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2424 W. Montrose Avenue  
**SUBJECT:** Application for a special use to establish residential use below the second floor for the proposed conversion of an existing two-story building to a mixed use building with retail and fifteen residential units.

- Approved

**519-19-S** **ZONING DISTRICT: B3-2** **WARD: 7**  
**APPLICANT:** Larba F. Fabumi  
**OWNER:** BSD Realty Essex, LLC  
**PREMISES AFFECTED:** 2449 E. 79th Street  
**SUBJECT:** Application for a special use to establish a hair salon.

- Approved

**520-19-S** **ZONING DISTRICT: B3-1** **WARD: 27**  
**APPLICANT:** Gnagna Camara dba Lerus African Shop Corp.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3515 W. Chicago Avenue  
**SUBJECT:** Application for a special use to establish a hair salon.

- Approved

**521-19-S** **ZONING DISTRICT: RM-6.5** **WARD: 43**  
**APPLICANT:** Make it Special, LLC  
**OWNER:** Mansueto Belden Stratford, LLC  
**PREMISES AFFECTED:** 2300 N. Lincoln Park West  
**SUBJECT:** Application for a special use to expand an existing residential support services restaurant that is 7, 580 square feet and located on the ground floor of an existing residential building with ground floor commercial use and one hundred seventy-three dwelling units above.

- Approved

**522-19-S** **ZONING DISTRICT: RM-6.5** **WARD: 43**  
**APPLICANT:** Make it Special, LLC  
**OWNER:** Mansueto Belden Stratford, LLC  
**PREMISES AFFECTED:** 2300 N. Lincoln Park West  
**SUBJECT:** Application for a special use to establish residential support services outdoor patio in conjunction with a 7,580 square foot restaurant that is located on the ground floor of an existing residential building with ground floor commercial use and one hundred seventy-three dwelling units.

- Approved

**523-19-Z** **ZONING DISTRICT: C2-5** **WARD: 27**  
**APPLICANT:** Chicago 925 Investment Partners, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 925 W. Chicago Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 18.65' for a proposed rooftop sunroom addition to an existing three-story, thirty-six unit mixed use building.

- Approved

**524-19-Z** **ZONING DISTRICT: RM-4.5** **WARD: 43**  
**APPLICANT:** Sarah & Todd Shraiberg  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2204 N. Orchard Street  
**SUBJECT:** Application for a variation to reduce the north and south side setback from 2' to zero, combined side setback from 4.8' to zero, rear setback from 35' to zero for a proposed three-story, single family residence with an attached two-car garage with living area above and roof deck.

- Continued to November 15, 2019 at 2:00 p.m.

**525-19-Z** **ZONING DISTRICT: B3-2** **WARD: 40**  
**APPLICANT:** Oneal Barsin, Inc. dba Julianas Restaurant  
**OWNER:** Amano, LLC  
**PREMISES AFFECTED:** 3001-07 W. Peterson Avenue\*  
**SUBJECT:** Application for a variation to establish a public place of amusement license to provide cover charge for live entertainment in an existing restaurant which is located within 125' of a residential district.

- Approved

\*Corrected at hearing

**526-19-Z** **ZONING DISTRICT: RS-3** **WARD: 1**  
**APPLICANT:** Adam Burck  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2712 W. Francis Place  
**SUBJECT:** Application for a variation to reduce the minimum required front setback (W. Francis Place) from the required 8.72' to 7.42', front setback (W. St. Helen Street) from 25.09' to 2' and the front setback for parking (W. St. Helen Street) from 20' to 2' for a proposed two-story single family residence with a detached two-car garage with roof deck and access stair in front (W. St. Helen Street).

- Approved

**527-19-Z** **ZONING DISTRICT: RS-3** **WARD: 12**  
**APPLICANT:** Matthew Mitchell  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3806-08 S. Wolcott Avenue  
**SUBJECT:** Application for a variation to reduce the north side setback from 2' to 0.4', south side setback from 2' to 0.8', combined side setback from 4.7' to 1.2' to subdivide the existing zoning lot into two zoning lots. The existing three-story, single family residence shall remain at 3806 S. Wolcott Avenue. A new two-story single family residence is proposed for 3808 S. Wolcott Avenue.

- Approved

**528-19-Z** **ZONING DISTRICT: C1-2** **WARD: 8**  
**APPLICANT:** Education & Entertainment, Inc.  
**OWNER:** Leonas Properties, LLC  
**PREMISES AFFECTED:** 9156 S. Stony Island Avenue  
**SUBJECT:** Application for a variation to establish a public place of amusement license to provide recreational services, live theatrical performances, dancing comedy and rental space which is located within 125' of a residential district.

- Continued to November 15, 2019 at 2:00 p.m.

**529-19-Z** **ZONING DISTRICT: RM-5** **WARD: 4**  
**APPLICANT:** Sam Young  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3541 S. Calumet Avenue  
**SUBJECT:** Application for a variation to reduce the north and south side setbacks from the required 2.11' each to zero, combined side setback from 5.28' to zero, rear setback from 15.12' to 2.92' for a proposed three-story, single family residence with rear 3rd story roof deck and attached two- car garage.

- Approved

**530-19-Z** **ZONING DISTRICT: RM-5** **WARD: 4**  
**APPLICANT:** Sam Young  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3541 S. Calumet Avenue  
**SUBJECT:** Application for a variation to relocate the required 74.84 square feet of rear yard open space to a deck or patio to a proposed roof deck which is more than 4' above grade for a proposed three-story, single family residence with rear third story roof deck and attached two-car garage.

- Approved

**531-19-S** **ZONING DISTRICT: B1-2** **WARD: 40**  
**APPLICANT:** Alan Coyle  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2759 W. Lawrence Avenue  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building with a detached six car garage with roof deck and elevated walkway for access to the roof deck.

- Approved

**532-19-Z** **ZONING DISTRICT: B1-2** **WARD: 40**  
**APPLICANT:** Alan Coyle  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2759 W. Lawrence Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback for a rooftop stair enclosure from the front building line from 20' to 15.12', the rear setback from 30' to 2' for a proposed four-story, six dwelling unit building with roof deck, roof top stair enclosures and detached six car garage.

- Approved

**533-19-S** **ZONING DISTRICT: C1-2** **WARD: 40**  
**APPLICANT:** Misericordia Homes  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6130 N. Ravenswood Avenue  
**SUBJECT:** Application for a special use to establish a drive-through facility to serve a proposed three-story, food service manufacturing facility with retail of goods produced on-site.

- Approved

**534-19-Z**                   **ZONING DISTRICT: C1-2**                   **WARD: 40**  
**APPLICANT:** Misericordia Home  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6130 N. Ravenswood Avenue  
**SUBJECT:** Application for a variation to reduce the front east setback from the required 7.5' to zero, reduce the south setback from 3' to zero for a proposed drive through facility to serve a proposed three-story food service manufacturing building with retail of goods produced on-site.

- Approved

**535-19-Z**                   **ZONING DISTRICT: C1-2**                   **WARD: 40**  
**APPLICANT:** Misericordia Home  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6130 N. Ravenswood Avenue  
**SUBJECT:** Application for a variation to eliminate the required 10' x 25' loading berth that would serve a proposed three-story food service manufacturing building with retail of goods produced on site.

- Approved

**536-19-Z**                   **ZONING DISTRICT: C2-2**                   **WARD: 32**  
**APPLICANT:** Yaz & Cam dba Granero  
**OWNER:** Raul Perez  
**PREMISES AFFECTED:** 2529 N. Milwaukee Avenue  
**SUBJECT:** Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ, and cover charge within an existing restaurant which is located within 125' of a residential district.

- Continued to December 20, 2019 at 2:00 p.m.

**537-19-S**                   **ZONING DISTRICT: B3-3**                   **WARD: 27**  
**APPLICANT:** Intercultural Montessori Foreign Language Immersion School  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 114 S. Racine Avenue  
**SUBJECT:** Application for a special use to expand an existing school use on the second floor of an existing three-story, mixed use building.

- Approved

**538-19-Z**                   **ZONING DISTRICT: RT-4**                   **WARD: 2**  
**APPLICANT:** Michael Kang  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2147 W. Thomas Street  
**SUBJECT:** Application for a variation to reduce the east side setback from the required 2.4' to zero (west to be zero), combined side setback from 2.4' to zero for a proposed one-story addition to the existing one-story, single family residence.

- Continued to November 15, 2019 at 2:00 p.m.

<b>539-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 2</b>
<b>APPLICANT:</b>	Michael Kang	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2147 W. Thomas Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard open space from the required 194.73 square feet to 115 square feet for a proposed rear one-story addition to the existing one-story, single family residence.	
<ul style="list-style-type: none"> <li>• Continued to November 15, 2019 at 2:00 p.m.</li> </ul>		
<b>540-19-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 44</b>
<b>APPLICANT:</b>	3505 Clark, Inc.	
<b>OWNER:</b>	JJK Clark St, LLC	
<b>PREMISES AFFECTED:</b>	3505 N. Clark Street	
<b>SUBJECT:</b>	Application for a special use to establish an outdoor rooftop patio located on the roof of an existing restaurant.	
<ul style="list-style-type: none"> <li>• Approved</li> </ul>		
<b>541-19-S</b>	<b>ZONING DISTRICT: C1-3</b>	<b>WARD: 3</b>
<b>APPLICANT:</b>	3647-57 S Indiana, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3649 S. Indiana Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed two-story, four dwelling unit building.	
<ul style="list-style-type: none"> <li>• Approved</li> </ul>		
<b>542-19-S</b>	<b>ZONING DISTRICT: C1-3</b>	<b>WARD: 3</b>
<b>APPLICANT:</b>	3647-57 S Indiana, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3657 S. Indiana Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed two-story, four dwelling unit building.	
<ul style="list-style-type: none"> <li>• Approved</li> </ul>		
<b>543-19-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 45</b>
<b>APPLICANT:</b>	Jennifer and Patrick Boyle	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4047 W. Warwick Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the east side setback from the required 4.9' to 2.37' (west to be 13.58') combined side setback to be 15.95' for a proposed three-story addition in the rear of an existing three-story, single family residence.	
<ul style="list-style-type: none"> <li>• Approved</li> </ul>		

- **Approved**

- **Approved**

**546-19-S**      **ZONING DISTRICT: B3-2**      **WARD: 2**  
**APPLICANT:** Barber Greg, Inc.  
**OWNER:** Saratoga Property Advisers, LLC  
**PREMISES AFFECTED:** 2151 W. Division Street  
**SUBJECT:** Application for a special use to establish a hair salon.

- **Approved**

**547-19-S**      **ZONING DISTRICT: B1-2**      **WARD: 17**  
**APPLICANT:** Chareay Gavin dba Visionary Beauty and Barber Salon  
**OWNER:** Select Property Group, LLC  
**PREMISES AFFECTED:** 7759 S. Halsted Street  
**SUBJECT:** Application for a special use to establish a hair salon.

- **Approved**

**548-19-A** **ZONING DISTRICT: RS-1** **WARD: 41**  
**APPLICANT:** Irony, LLC **OWNER:**  
Same as appellant  
**PREMISES AFFECTED:** 6854 W. Thorndale Avenue  
**SUBJECT:** Application for an appeal of the decision of the office of the Zoning  
Administrator in refusing to recognize 6854 W. Thorndale as a  
buildable lot.

- Continued to November 15, 2019 at 2:00 p.m.

**2:00 P.M.**

<b>549-19-Z</b>	<b>ZONING DISTRICT: RM-5</b>	<b>WARD: 2</b>
<b>APPLICANT:</b>	1524 DPW, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1524 N. Dearborn Parkway	
<b>SUBJECT:</b>	Application for a variation to reduce the north side setback from the required 2' to zero, south side setback from 2' to zero, combined side setback from 5' to zero, rear setback from 41.72' to 39.75' for a proposed rear four story addition, a fourth story addition with roof deck and roof top stair and elevator enclosure and new enclosed walkway addition attached to the garage that will serve the existing building being deconverted from two dwelling units to a single family residence.	

- Approved with conditions

**CONTINUANCES**

<b>327-19-Z</b>	<b>ZONING DISTRICT: B2-3</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	Tim Pomaville	
<b>OWNER:</b>	Ambrosia Homes of Illinois, LLC Series 39	
<b>PREMISES AFFECTED:</b>	2438 N. Western Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from 30' to 2' for a proposed detached garage with roof with an attached rear open porch for access which will serve a proposed three-story, three dwelling unit building.	

- Continued to November 15, 2019 at 2:00 p.m.

<b>341-19-Z</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 40</b>
<b>APPLICANT:</b>	Johnnie Blue, Inc.	
<b>OWNER:</b>	Faizullah Khan	
<b>PREMISES AFFECTED:</b>	2619 W. Lawrence Avenue	
<b>SUBJECT:</b>	Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ and cover charge in an existing restaurant which is within 125' of a residential zoning district.	

- Approved

<b>359-19-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Chi Partners, LLC 2711 Washtenaw Series	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2711 N. Washtenaw Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,893 square feet to add a fourth dwelling unit to an existing three-story, three dwelling unit building.	

- Two votes for and two against. Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to November 15, 2019 at 2:00 PM for vote by fifth board member.

**360-19-Z** **ZONING DISTRICT: RT-4** **WARD: 32**  
**APPLICANT:** Chi Partners, LLC 2711 Washtenaw Series  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2711 N. Washtenaw Avenue  
**SUBJECT:** Application for a variation to reduce the required off-street parking from four to three spaces for the proposed addition of a fourth dwelling unit in an existing three-story, three dwelling unit building.

- **Two votes for and two against. Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to November 15, 2019 at 2:00 PM for vote by fifth board member.**

**376-19-S** **ZONING DISTRICT: B3-2** **WARD: 47**  
**APPLICANT:** Krieger's Feeding Pets For Life, LLC  
**OWNER:** MR 3629 Western Waveland, LLC  
**PREMISES AFFECTED:** 3649 N. Western Avenue  
**SUBJECT:** Application for a special use to establish an animal shelter / boarding, animal training / day care facility.

- **Continued to November 15, 2019 at 2:00 p.m.**

**390-19-Z** **ZONING DISTRICT: B2-3** **WARD: 25**  
**APPLICANT:** Oakley 23, LLC **OWNER:**  
Same as applicant  
**PREMISES AFFECTED:** 2354-58 S. Oakley Avenue  
**SUBJECT:** Application for a variation to reduce the parking requirement from one stall to zero for two new live / work units located on the ground floor of an existing three-story building with nine dwelling units.

- **Approved**

**407-19-Z** **ZONING DISTRICT: RM-4.5** **WARD: 43**  
**APPLICANT:** 1913 N. Halsted Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1913 N. Halsted Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 39.3' to 32' for a proposed four-story, two dwelling unit building.

- **Continued to November 15, 2019 at 2:00 p.m.**

**408-19-Z** **ZONING DISTRICT: RM-4.5** **WARD: 43**  
**APPLICANT:** 1913 N. Halsted, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1913 N. Halsted Street  
**SUBJECT:** Application for a variation to establish a new curb cut to serve a proposed four-story, two dwelling unit building.

- **Continued to November 15, 2019 at 2:00 p.m.**

**413-19-S** **ZONING DISTRICT: B3-2** **WARD: 49**  
**APPLICANT:** JYM Investments, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2321 W. Howard Street  
**SUBJECT:** Application for a special use to establish a one-lane drive through to serve a proposed one-story, restaurant.

- Approved

**419-19-Z** **ZONING DISTRICT: RT-4** **WARD: 43**  
**APPLICANT:** 1932 N. Fremont, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1932 N. Fremont Street  
**SUBJECT:** Application for a variation to reduce the south side setback from the required 2' to 1' (north side to be 3'), combined side setback from 5' to 4' for a proposed three-story, single family residence.

- Withdrawn

**457-19-S** **ZONING DISTRICT: PMD-4A** **WARD: 27**  
**APPLICANT:** Moonlight Studios, Inc.  
**OWNER:** DDP Enterprises, LLC  
**PREMISES AFFECTED:** 1455 W. Hubbard Street  
**SUBJECT:** Application for a special use to establish an accessory off-site parking lot with seventeen required parking spaces to serve a proposed industrial private event space located at 1446 W. Kinzie Street.

- Continued to December 20, 2019 at 2:00 p.m.

**458-19-Z** **ZONING DISTRICT: PMD- 4A** **WARD: 27**  
**APPLICANT:** Moonlight Studios, Inc.  
**OWNER:** DDP Enterprises, LLC  
**PREMISES AFFECTED:** 1455 W. Hubbard Street  
**SUBJECT:** Application for a variation to establish shared parking for seventeen parking spaces for non-residential use with different peak hours to accommodate the required parking for a proposed industrial private event space located at 1446 W. Kinzie Street.

- Continued to December 20, 2019 at 2:00 p.m.

**465-19-Z** **ZONING DISTRICT: C1-3** **WARD: 32**  
**APPLICANT:** Gino Battaglia **OWNER:**  
Same as applicant  
**PREMISES AFFECTED:** 1740 N. Milwaukee Avenue  
**SUBJECT:** Application for a variation to reduce the required total off-street parking spaces from the required one to zero for a proposed artist live/ work space on the third floor of an existing three-story, mixed use building.

- Continued to November 15, 2019 at 2:00 p.m.

**480-19-Z**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: RS-2**

Mateusz Jasinski

Same as applicant

6167 N. Overhill Avenue

Application for a variation to reduce rear setback from the required 8.17' to 3.08' for a proposed one-story addition to the side of an existing one-story, single family residence.

**WARD: 41**

- **Approved**

Motion to approve Chairman Parang as the designated Board officer to receive annual training on compliance with the Open Meetings Act.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 412-19-Z, 414-19-S, 433-19-S, 449-19-S, and 356-19-Z.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of September 20, 2019, except for Board Cal. Nos. 464-19-Z, 475-19-Z, 491-19-Z, 492-19-Z, 498-19-S, 395-19-S, 402-19-Z and 420-19-S.

Adjournment.